

ORDINANCE NO. 20170302-068

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13000 BLOCK OF EAST HOWARD LANE AND 13414 HARRIS GLENN DRIVE FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO SINGLE-FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-4A-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office-conditional overlay (LO-CO) combining district to single-family residence small lot-conditional overlay (SF-4A-CO) combining district on the property described in Zoning Case No. C14-2016-0126, on file at the Planning and Zoning Department, as follows:

10.685 acres of land, more or less (approximately 465,461 sq. ft.) in the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas, being all of a 10.697 acre tract described in Document No. 2000020187 and 2000023772 of the Official Public Records of Travis County, Texas and being a portion of a 23.857 acre tract conveyed to Ridge Investors Limited in a special warranty deed dated October 8, 1993 and recorded in Volume 12038, Page 1581 of the Real Property Records of Travis County, Texas, being also a portion of Lot 1, Block L, Harris Ridge Phase I Section IV, a subdivision of record in Volume 86, Pages 156D-157A of the Plat Records of Travis, County, Texas; said 10.685 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13000 Block of East Howard Lane and 13414 Harris Glenn Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Vehicular access from the Property to East Howard Lane is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

- B. A site plan or building permit for the Property may not be approved, released, or issued if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

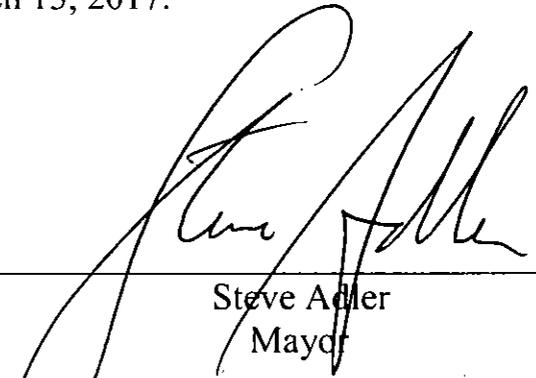
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single-family residence small lot (SF-4A) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 13, 2017.

PASSED AND APPROVED

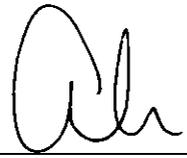
March 2, 2017

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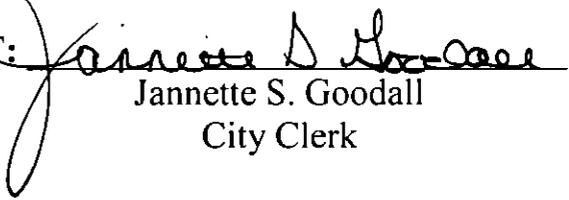
Steve Adler
Mayor

APPROVED:

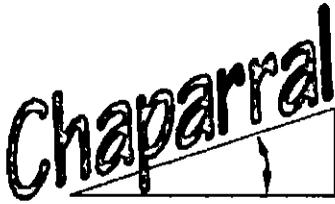


Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**10.685 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 10.685 ACRES (APPROXIMATELY 465,461 SQ. FT.) IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING ALL OF A 10.697 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000020187 AND 2000023772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 23.857 ACRE TRACT CONVEYED TO RIDGE INVESTORS LIMITED IN A SPECIAL WARRANTY DEED DATED OCTOBER 8, 1993 AND RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO A PORTION OF LOT 1, BLOCK L, HARRIS RIDGE PHASE I SECTION IV, A SUBDIVISION OF RECORD IN VOLUME 86, PAGES 156D-157A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.685 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the northwest right-of-way line of Harrisglenn Drive (right-of-way width varies) as shown on Harris Ridge Phase I Section II, a subdivision of record in Volume 86, Page 125A of the Plat Records of Travis County, Texas, being the southernmost corner of said Lot 1, being in the southeast line of the said 10.697 acre tract, being also an angle point in the southeast line of the said 23.857 acre tract;

THENCE with the northwest right-of-way line of Harrisglenn Drive and southeast line of the said 10.697 acre tract, same being the southeast line of the said 23.857 acre tract, the following five (5) courses and distances:

1. South 58°44'54" West, a distance of 106.93 feet to a 1/2" rebar found;
2. With a curve to the right, having a radius of 15.00 feet, a delta angle of 89°53'07", an arc length of 23.53 feet, and a chord which bears North 76°18'23" West, a distance of 21.19 feet to a 1/2" rebar found;
3. South 58°43'39" West, a distance of 50.06 feet to a 1/2" rebar found;
4. With a curve to the right, having a radius of 15.00 feet, a delta angle of 62°12'16", an arc length of 16.29 feet, and a chord which bears South 00°09'08" West, a distance of 15.50 feet to a 1/2" rebar with "Chaparral" cap set for the southernmost corner of the said 10.697 acre tract;

THENCE with the southwest line of the said 10.697 acre tract and crossing the said 23.857 acre tract, the following two (2) courses and distances:

EXHIBIT A

1. North $31^{\circ}15'25''$ West, a distance of 652.89 feet to a 1/2" rebar with "Chaparral" cap set;
2. North $62^{\circ}20'39''$ West, a distance of 701.49 feet to a 1/2" rebar with "Chaparral" cap set for the westernmost corner of the said 10.697 acre tract;

THENCE North $86^{\circ}58'31''$ East with the north line of the said 10.697 acre tract and crossing the said 23.857 acre tract, a distance of 183.12 feet to a 1/2" rebar with "Holt Carson" cap found for an angle point in the south line of Lot 2, Harris Ridge Commercial, a subdivision of record in Document No. 201100150 of the Official Public Records of Travis County, Texas;

THENCE North $86^{\circ}54'57''$ East with the north line of the said 10.697 acre tract, the south line of said Lot 2 and crossing the said 23.857 acre tract, a distance of 429.92 feet to a 1/2" rebar with "Chaparral" cap set in the south right-of-way line of Howard Lane (right-of-way width varies) as described in Volume 13314, Page 706 of the Real Property Records of Travis County, Texas, being the easternmost corner of said Lot 2;

THENCE South $62^{\circ}30'07''$ East with the south right-of-way line of Howard Lane, the north line of the said 10.697 acre tract and crossing the said 23.857 acre tract, a distance of 520.03 feet to a 1/2" rebar with "Chaparral" cap set in the southeast line of the said 23.857 acre tract, being in the northwest line of Lot 1, Block L, of said Harris Ridge Phase I Section IV, from which a 1/2" rebar found for an angle point in the southeast line of the said 23.857 acre tract, being the westernmost corner of Lot 1, Block L, of said Harris Ridge Phase I Section IV, bears South $41^{\circ}52'23''$ West, a distance of 279.73 feet;

THENCE with the south right-of-way line of Howard Lane, the north line of the said 10.697 acre tract and crossing Lot 1, Block L, of said Harris Ridge Phase I Section IV, the following two (2) courses and distances:

1. South $62^{\circ}20'33''$ East, a distance of 298.45 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 887.47 feet, a delta angle of $02^{\circ}07'57''$, an arc length of 33.03 feet, and a chord which bears South $61^{\circ}15'44''$ East, a distance of 33.03 feet to a 1/2" rebar with "Chaparral" cap set for a northeast corner of the said 10.697 acre tract;

THENCE with the perimeter of the said 10.697 acre tract and crossing Lot 1, Block L, of said Harris Ridge Phase I Section IV, the following two (2) courses and distances:

1. South $48^{\circ}55'09''$ West, a distance of 275.96 feet to a 1/2" rebar with "Chaparral" cap set;

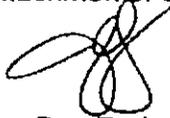
2. South $46^{\circ}27'55''$ East, a distance of 196.84 feet to a 1/2" rebar with "Chaparral" cap set in the northwest right-of-way line of Harrislglenn Drive, being an eastern corner of the said 10.697 acre tract, being also in the southeast line of Lot 1, Block L, of said Harris Ridge Phase I Section IV;

THENCE South $58^{\circ}45'23''$ West with the northwest right-of-way line of Harrislglenn Drive and the southeast line of the said 10.697 acre tract, same being the southeast line of Lot 1, Block L, of said Harris Ridge Phase I Section IV, a distance of 218.13 feet to the **POINT OF BEGINNING**, containing 10.685 acres of land, more or less.

Surveyed on the ground on June 6, 2016

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

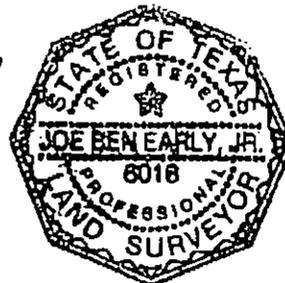
Attachments: Survey Drawing No. 981-001-T3



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
TBPLS Firm No. 10124500

6/9/16

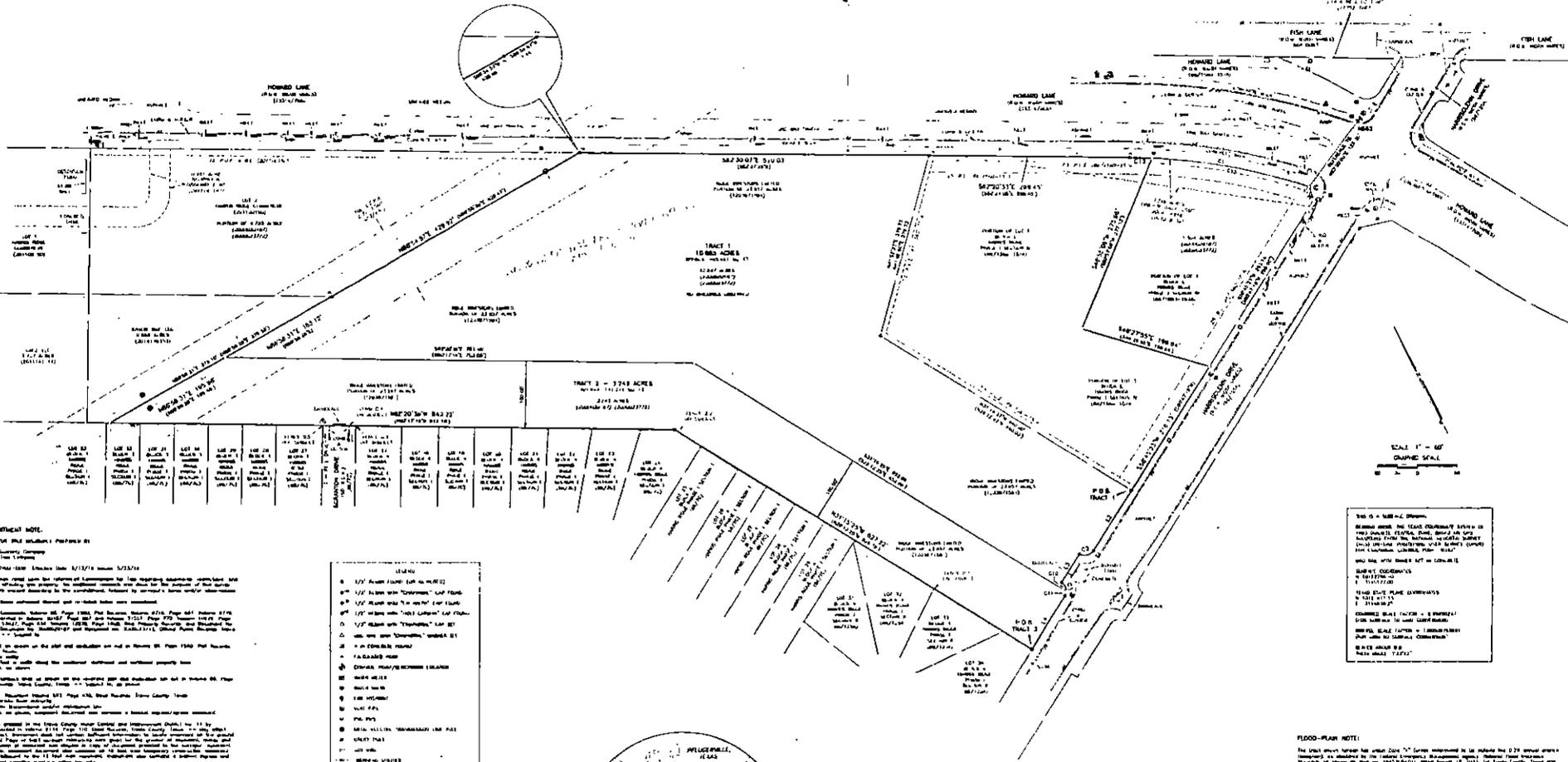
Date



A LAND TITLE SURVEY IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, CONSISTING OF:

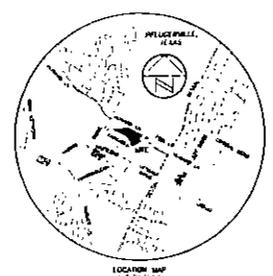
TRACT 1 - 10.695 ACRES: BEING ALL OF A 10.697 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000020187 AND 2000023772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 23.857 ACRE TRACT CONVEYED TO RIDGE INVESTORS LIMITED IN A SPECIAL WARRANTY DEED DATED OCTOBER 9, 1993 AND RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO A PORTION OF LOT 1, BLOCK L, JARVIS RIDGE PHASE I SECTION IV, A SUBDIVISION OF RECORD IN VOLUME 80, PAGES 156D-157A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS;

TRACT 2 - 3.243 ACRES: BEING ALL OF A 3.243 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000020187 AND 2000023772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 23.857 ACRE TRACT CONVEYED TO RIDGE INVESTORS LIMITED IN A SPECIAL WARRANTY DEED DATED OCTOBER 9, 1993 AND RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;



TITLE CURATIVE NOTE.
 Consistent with the provisions of the Texas Property Code, the undersigned, as the Surveyor, has reviewed the title records of Travis County, Texas, and has determined that the following information is necessary to correct the title records of Travis County, Texas, to reflect the true and correct boundaries of the subject property as shown on the attached plat. The undersigned, as the Surveyor, has determined that the following information is necessary to correct the title records of Travis County, Texas, to reflect the true and correct boundaries of the subject property as shown on the attached plat.

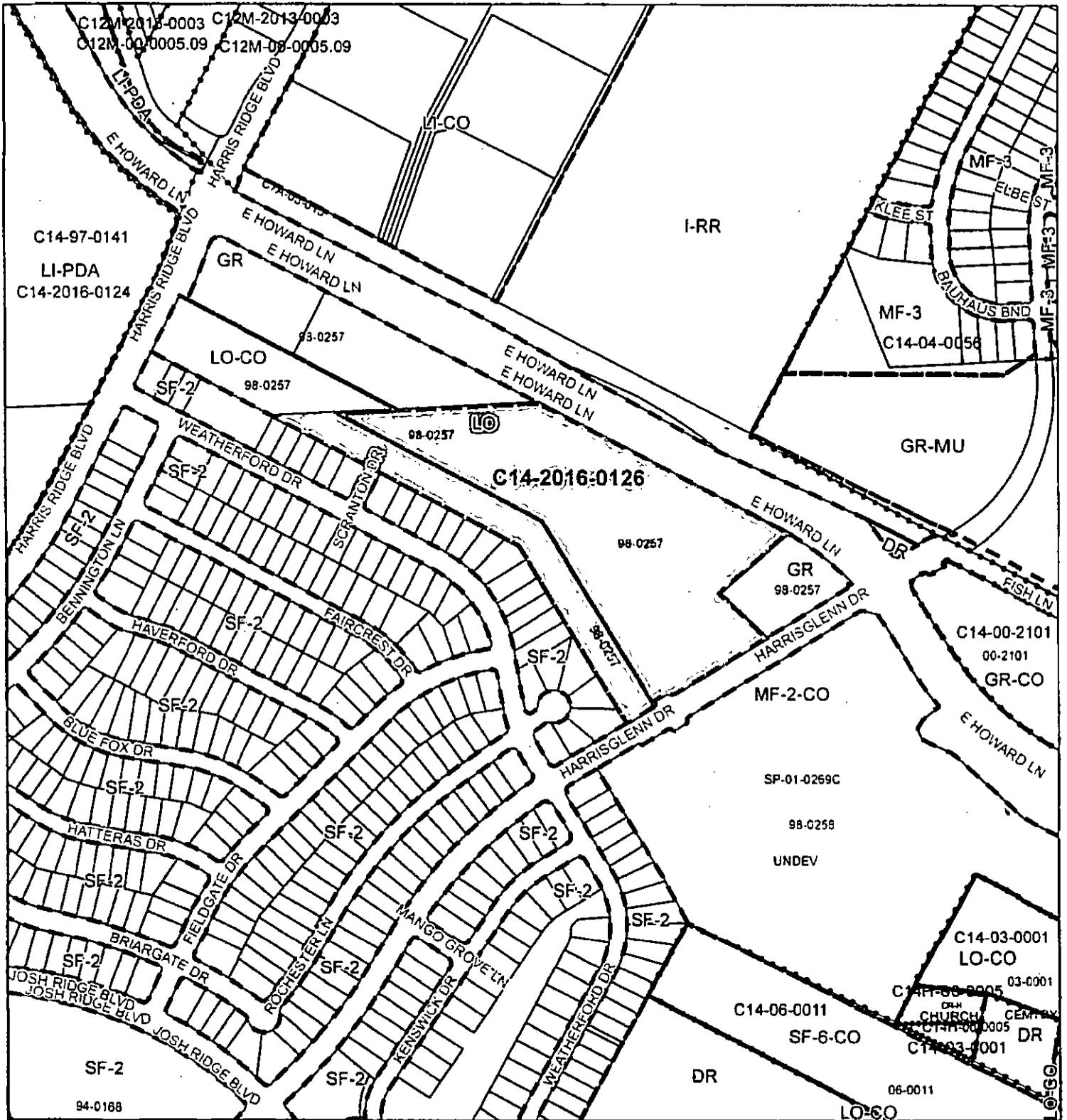
- 1. 1/2" ALUMINUM PLATE (10x14)
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- 96. 1/2" ALUMINUM PLATE (10x14)
- 97. 1/2" ALUMINUM PLATE (10x14)
- 98. 1/2" ALUMINUM PLATE (10x14)
- 99. 1/2" ALUMINUM PLATE (10x14)
- 100. 1/2" ALUMINUM PLATE (10x14)



LINE	BEARING	LENGTH	AREA	PERIMETER
1	S 89° 58' 00" W	231.00	55,920.00	1,155.00
2	S 89° 58' 00" W	231.00	55,920.00	1,155.00
3	S 89° 58' 00" W	231.00	55,920.00	1,155.00
4	S 89° 58' 00" W	231.00	55,920.00	1,155.00
5	S 89° 58' 00" W	231.00	55,920.00	1,155.00
6	S 89° 58' 00" W	231.00	55,920.00	1,155.00
7	S 89° 58' 00" W	231.00	55,920.00	1,155.00
8	S 89° 58' 00" W	231.00	55,920.00	1,155.00
9	S 89° 58' 00" W	231.00	55,920.00	1,155.00
10	S 89° 58' 00" W	231.00	55,920.00	1,155.00

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4	S 89° 58' 00" W	231.00	55,920.00	1,155.00
5	S 89° 58' 00" W	231.00	55,920.00	1,155.00
6	S 89° 58' 00" W	231.00	55,920.00	1,155.00
7	S 89° 58' 00" W	231.00	55,920.00	1,155.00
8	S 89° 58' 00" W	231.00	55,920.00	1,155.00
9	S 89° 58' 00" W	231.00	55,920.00	1,155.00
10	S 89° 58' 00" W	231.00	55,920.00	1,155.00

SCALE 1" = 60'
 GRAPHIC SCALE
 0 30 60 90 120 150 180 210 240 270 300 330 360 390 420 450 480 510 540 570 600 630 660 690 720 750 780 810 840 870 900 930 960 990 1020 1050 1080 1110 1140 1170 1200 1230 1260 1290 1320 1350 1380 1410 1440 1470 1500 1530 1560 1590 1620 1650 1680 1710 1740 1770 1800 1830 1860 1890 1920 1950 1980 2010 2040 2070 2100 2130 2160 2190 2220 2250 2280 2310 2340 2370 2400 2430 2460 2490 2520 2550 2580 2610 2640 2670 2700 2730 2760 2790 2820 2850 2880 2910 2940 2970 3000 3030 3060 3090 3120 3150 3180 3210 3240 3270 3300 3330 3360 3390 3420 3450 3480 3510 3540 3570 3600 3630 3660 3690 3720 3750 3780 3810 3840 3870 3900 3930 3960 3990 4020 4050 4080 4110 4140 4170 4200 4230 4260 4290 4320 4350 4380 4410 4440 4470 4500 4530 4560 4590 4620 4650 4680 4710 4740 4770 4800 4830 4860 4890 4920 4950 4980 5010 5040 5070 5100 5130 5160 5190 5220 5250 5280 5310 5340 5370 5400 5430 5460 5490 5520 5550 5580 5610 5640 5670 5700 5730 5760 5790 5820 5850 5880 5910 5940 5970 6000 6030 6060 6090 6120 6150 6180 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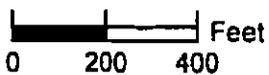


ZONING

EXHIBIT B

Case#: C14-2016-0126

-  Subject Tract
-  Pending Case
-  Zoning Boundary



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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